

Progress Report 1/1/16-6/30/16

Project #15-1058, Lower Bear Creek Natural Area Additions

Submitted by Tom Beavers on 08/01/2016

Accepted by Josh Lambert on 08/01/2016

CONTACTS

Primary Sponsor: King Co Water & Land Res

Lead Entity: WRIA 8 LE (King County)

Managing Agency: Rec. and Conserv. Office

Project Contact: Tom Beavers
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Alt Project Contact: Jean White
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Billing Contact: Veronica Doherty
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RCO Grant Manager: Josh Lambert
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COSTS TO DATE

Project Start Date: 12/09/2015

FundingEnd Date: 08/30/2018

Funding Formula:	Requested		Original		Current	
Puget Sound Acq. & Restoration:	\$0.00	(0%)	\$375,000.00	(83%)	\$375,000.00	(83%)
Salmon State Projects:	\$375,000.00	(83%)	\$0.00	(0%)	\$0.00	(0%)
Sponsor Match:	\$75,000.00	(17%)	\$75,000.00	(17%)	\$75,000.00	(17%)
Total:	\$450,000.00	(100%)	\$450,000.00	(100%)	\$450,000.00	(100%)

Paid To Date: \$0.00

Remaining RCO Funds: \$375,000.00

Advance Balance: \$0.00

Admin Limit: \$20,000.00 4.65%

A&E Limit: \$0.00

Match Bank: \$0.00

Admin Spent: \$0.00

A&E Spent: \$0.00

Last Released Billing:

Pending Billing: No

Number of Billings: 0

PROGRESS REPORT QUESTIONS

#	Question	Answer	Answer Description
1 of 7	Are there any significant challenges that might hinder progress or keep you from meeting your project milestones? If so, please tell us about them.	No	
2 of 7	Describe the work accomplished during this reporting period.		An appraisal was completed on a partial fee of the property, 2.85 acres , prior to grant award. Little Bit is an NGO, governed by a Board of Directors. Their Board became interested in a Conservation Easement, on the same area, because the Board was considering some future development, which would create more impervious surface on the larger parcel (the portion outside the scope of the grant). Due to land use Code, a fee acquisition would limit their future development while a Conservation Easement would not have any impact on it. The County sent the Board a template Conservation Easement for Board consideration. Since then, several Board members are questioning the future development, and they want to consider the fee option again.
3 of 7	Do you anticipate any changes to your project? Please describe those changes here.	No	
4 of 7	If not identified in the milestones, provide property name(s) and closing date(s) for property acquired, but not yet billed to RCO.		No property has been acquired during this reporting period
5 of 7	Tell us about the next steps for your acquisition(s). Provide details on appraisals, negotiations, or closings for the parcels listed in the agreement that have not been purchased yet.		King County will order an update appraisal on the Little Bit property, if the fee option is decided. King County will appraise the property for a Conservation Easement, depending on the direction of the Board of Directors. Little Bit is still interested in a sale to the County. They need more time to determine whether a fee acquisition or Conservation Easement best suits their needs.
6 of 7	Tell us about work planned for the next reporting period.		For the Little Bit property, King County will exercise patience while Little Bit's board determines whether a fee acquisition or Conservation Easement best suits theirs needs. King County will continue to check in on their status. It will answer any questions the board may have about the acquisition process. For the Reid acquisition, the County will determine the area to be appraised, working with the property owner. An appraisal will begin during the next reporting period.
7 of 7	Do you anticipate you will need to request an amendment to your project agreement in the next six months (time extension, cost change, scope change, etc.)? If yes, please explain:	No	

MILESTONES

Milestone	Target Date	Description	Completed	Delayed	New	Progress/Reason for Delay
					Target Date	
Project Start	12/09/2015		X			
Order Appraisal(s)	06/15/2016	Little Bit Easement	X			
Progress Report Submitted	06/30/2016		X			
Order Appraisal Review(s)	08/30/2016	Little Bit Easement	X			
Order Appraisal(s)	09/30/2016	Ried Acquisition				
Annual Project Billing	12/31/2016					
Progress Report Submitted	12/31/2016					
Special Conditions Met	12/31/2016	Little Bit Draft Conservation Easement				
Baseline Documentation to RCO	12/31/2016	Little Bit Easement				
Order Appraisal Review(s)	01/31/2017	Ried Acquisition				
Baseline Documentation to RCO	03/31/2017	Little Bit Easement				
Environmental Assess Complete	03/31/2017	Little Bit Easement				
Purchase Agreement Signed	06/30/2017	Ried Acquisition				
Progress Report Submitted	06/30/2017					
Purchase Agreement Signed	06/30/2017	Little Bit Easement				
Environmental Assess Complete	07/30/2017	Ried Acquisition				
Acquisition Closing	09/30/2017	Little Bit Easement				
Acquisition Closing	12/31/2017	Ried Acquisition				
Progress Report Submitted	12/31/2017					
Annual Project Billing	12/31/2017					
Recorded Acq Documents to RCO	12/31/2017	Little Bit Easement				
Recorded Land Survey to RCO	12/31/2017	Little Bit Easement				
Recorded Acq Documents to RCO	03/31/2018	Ried Acquisition				
Stewardship Plan to RCO	03/31/2018	Ried Acquisition				
Stewardship Plan to RCO	03/31/2018	Little Bit Easement				
Funding Acknowl Sign Posted	06/30/2018	Ried Acquisition				
Final Report in PRISM	06/30/2018					
Progress Report Submitted	06/30/2018					
Agreement End Date	08/30/2018					
Final Billing to RCO	11/30/2018					